

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Karimnagar Municipal Corporation – Certain variation in the Master Plan - Change of land use from Residential use zone to Commercial use in Survey Nos.1342, 1347, 1348/B & 1349, situated at Vivekanandapuri, Jagtial Road, Karimnagar to an extent 4945 Sq. Yards and **a)** 15 feet wide (A-B) road is realigned as B-C and proposed to be widened as 40 feet wide; and **b)** 15 feet wide (D-E) road is realigned as D-F and proposed to be widened as 40 feet wide - Draft variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 126

Dated the 17th March, 2010.
Read the following :-

1. G.O.Ms.No.760 MA., dated 22.9.1982.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.3845/2008/W, dated 6.4.2009.
3. Government Memo.No.6188/H1/2009-1, Municipal Administration and Urban Development Department, dated 30.6.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.3845/2008/W, dated 31.7.2009.
5. Government Memo.No.6188/H1/2009-2, Municipal Administration and Urban Development Department, dated 24.8.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.399, Part-I, dated 26.8.2009.
7. Government Memo.No.6188/H1/2009-3, Municipal Administration and Urban Development Department, dated 21.1.2010.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.3845/2008/W, dated 24.2.2010.

--- oOo ---

ORDER:

The draft variation to the Karimnagar General Town Planning Scheme, the Master Plan, which was sanctioned in G.O.Ms.No.760 MA., dated 22.9.1982 was issued in Government Memo. No. 6188/H1/2009-2, Municipal Administration and Urban Development Department, dated 24.8.2009 and published in the Extraordinary issue of A.P. Gazette No. 399, Part-I, dated 26.8.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 24.2.2010 has stated that the Commissioner, Karimnagar Municipal Corporation has informed that the applicant has paid an amount of Rs.1,24,085/- towards development charges and an amount of Rs.4,140/- towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Further, the applicant has also paid an amount of Rs.18,86,517 towards 14% open space charges as per prevailing market value and also informed that the applicant has submitted a gift deed towards handing over of two stretches of road affected area under 40 feet wide Master Plan roads to an extent of 428.82 Sq.Mtrs., as proposed. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Hyderabad.
The Municipal Commissioner, Karimnagar Municipal Corporation, Karimnagar.

Copy to:

The individual through the Municipal Commissioner, Karimnagar Municipal Corporation, Karimnagar.
The District Collector, Karimnagar District.
The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Karimnagar Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.399, Part-I, dated 26.8.2009 as required by clause (b) of the said section.

VARIATION

The site falling in Survey Nos.1342, 1347, 1348/B & 1349, situated at Vivekanandapuri, Jagtial Road, Karimnagar to an extent 4945 Sq. Yards the boundaries of which are given in the schedule below, which is presently earmarked for Residential use zone in the General Town Planning Scheme of Karimnagar Municipal Corporation sanctioned in G.O.Ms.No.760 MA., dated 22.9.1982 is now designated for Commercial use by variation of change of land use as marked “**ABCDEFGHI&J**” and **a)** the 15 feet wide (A-B) road is realigned as **B-C** and proposed to be widened as 40 feet wide; and **b)** the 15 feet wide (D-E) road is realigned as **D-F** and proposed to be widened as 40 feet wide as shown in the revised part proposed land use map G.T.P.No.7/2009/W, available in Municipal Office, Karimnagar Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission / prior approval from Director of Town and Country Planning / competent authority as the case may be.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : Existing 13 feet wide road (proposed 40 feet wide as per the Master Plan), vacant land and houses.
- East : Existing 15 feet wide road proposed 40 feet wide as per Master Plan.
- South : Existing 100 feet wide road.
- West : Existing 15 feet wide road (proposed 40 feet) and open land of others.

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER